



# NORFOLK

## Inter Departmental Memorandum

TO: City Council

THROUGH: Marcus D. Jones, City Manager 

FROM: George Homewood, AICP, Director of City Planning 

COPIES TO: Ronald G. Moore, Sr. Design & Rehabilitation Consultant

SUBJECT: Non Standard Lot Certificate – 1308 W. 40th Street

DATE: January 9, 2014

Attached is a Certificate for a Nonstandard Lot authorizing development of a nonstandard lot consistent with the process authorized by Council in 2009. The approved design has been determined to be consistent with the character of the neighborhood in which it will be located.

Council requested this information be provided whenever development of a nonstandard lot has been authorized at the time the new ordinance was adopted.

### Property Information

<b>Location:</b>	1308 W. 40 <sup>th</sup> Street	<b>Neighborhood:</b>	Lamberts Point
<b>Zoning:</b>	R-8	<b>Standard Lot Size:</b>	50 Ft. x 100 Ft.
<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	25 Ft. x 100 Ft.
<b>House Size: (Width x Depth)</b>	19.83 Ft. x 48 Ft.	<b>Square Footage:</b>	1,719 Sq. Ft.

A copy of the Survey and the Front Elevation is included for your review.

For more information, please contact George Homewood, City Planning Director at 664-4747 or Ronald Moore, Sr. Design & Rehabilitation Consultant at 664-6778.



**Office of Housing**  
Department of Planning and Community Development  
**Development Certification for Non-Standard Lots**

**Applicant Information**

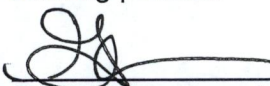
<b>Applicant Name:</b>	Balance Builders, Inc.	<b>Date of Application:</b>	April 14, 2014
<b>Mailing Address:</b>	2525 Ocone Ave. #101		
<b>City, State, Zip Code:</b>	Virginia Beach, VA 23451		
<b>Phone Number:</b>	757.498.8810	<b>E-Mail:</b>	

**Property Information**

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<b>House Type:</b>	2 Story Single Family	<b>Proposed Lot Size:</b>	25 Feet X 100 Feet
<b>Proposed House Size:</b>	19.83 Feet x 48 Feet	<b>Square Footage:</b>	1719 SF

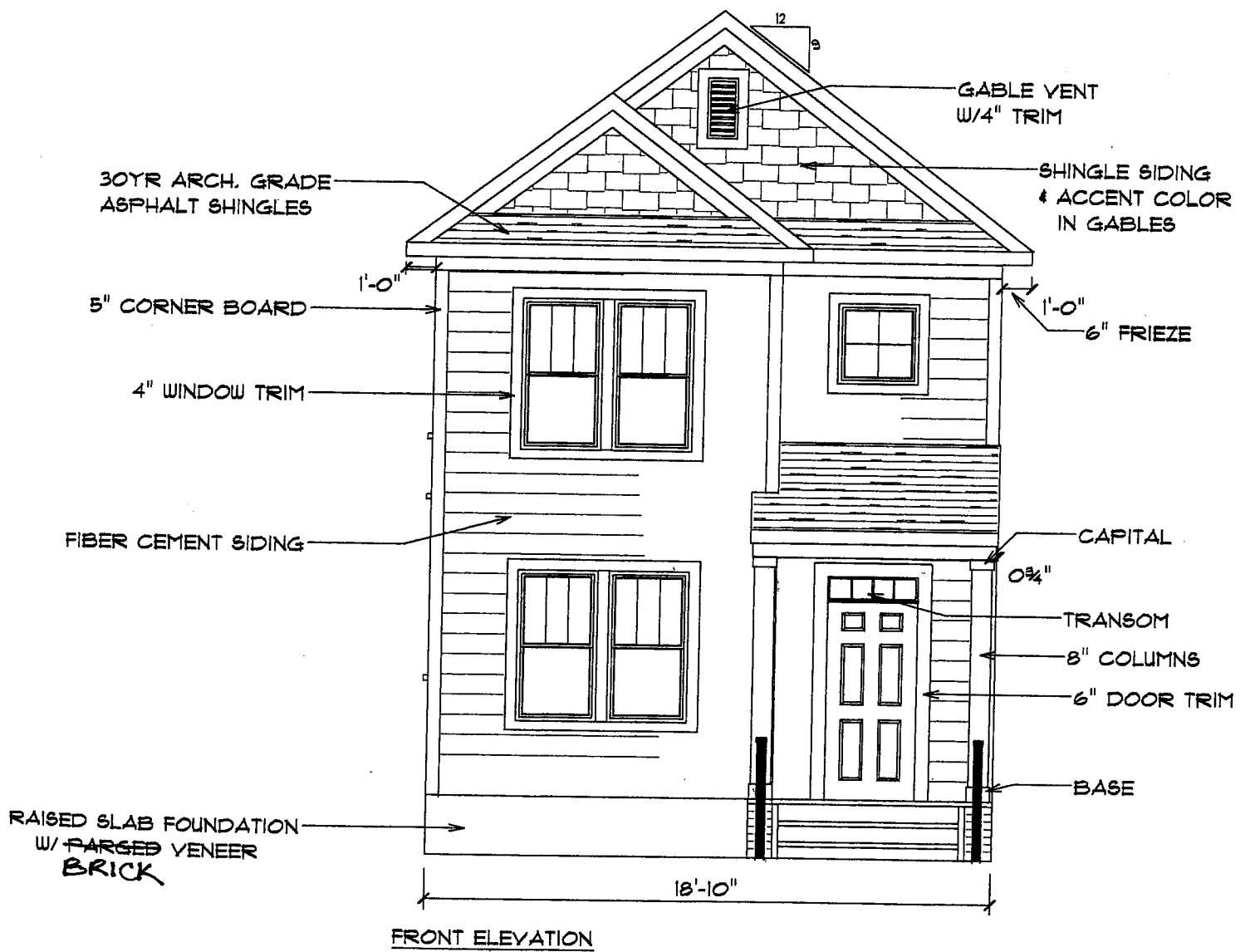
The proposed building plans and elevations for development of the site at 1308 W. 40<sup>th</sup> Street and located in the Lamberts Point neighborhood in Norfolk, Virginia has been determined to be in keeping with the character of the neighborhood using the standards established by City Council in Section 4-0.15 of the Zoning Ordinance, which include but are not limited to location and placement of windows, doors, roof(s), porch (es), columns, driveways, garage(s), and building height.

Please submit three sets of final plans and elevations to the Department of Planning and Community Development to be stamped "approved". After plans have been stamped, two sets of the approved plans will need to be presented to the Building Safety Division for consistency with Building Code requirements and for issuance of the required building permits.

  
George Homewood, AICP, Director  
City Planning

December 23, 2014  
Date

BC: City Manager's Office  
City Planning Director  
Program Manager  
Building Official



# ABBREVIATIONS AND LEGEND

IRF = IRON ROD FOUND  
M.B. = MAP BOOK  
NAVD 88 = NORTH AMERICAN  
VERTICAL DATUM OF 1988  
PG. = PAGE  
R.O.W. = RIGHT OF WAY  
RP = RED PAINT  
SBL = SET BACK LINE  
TBM = TEMPORARY BENCHMARK  
EC = EDGE OF CONCRETE  
TC = TOP OF CURB  
FL = FLOW LINE

## HOUSE PLAN NOTE

MIDATLANTIC SURVEYING AND LAND DESIGN, INC. IS NOT A PARTY TO ANY ARCHITECTURAL OR STRUCTURAL DESIGN FOR THE PROPOSED STRUCTURE INDICATED HEREON.

## PARCEL INFORMATION

GPIN: 1428371852  
OWNER: LOMAH, LLC  
REFERENCES:  
MAP BOOK: 2, PG. 72  
ZONING: R-8  
SET BACKS:  
FRONT 25' (ADJOINERS ARE 25')  
REAR 25'  
INTERIOR SIDES 5' (3' NON-CONFORMING)  
CORNER SIDE 10' (3' NON-CONFORMING)  
MAX. HEIGHT: 35'  
AREA: 2,500 S.F./ 0.057 ACRES

## SURVEY INFORMATION

THIS SURVEY WAS PERFORMED DURING THE WEEK OF APRIL 7, 2014. THE ELEVATIONS INDICATED HEREON ARE BASED ON NAVD 88 (CITY OF NORFOLK 2000) VERTICAL DATUM AS DETERMINED BY DIFFERENTIAL LEVELING FROM THE CITY OF NORFOLK CONTROL STATION GPS 027.

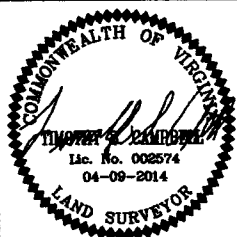
## PROPOSED ELEVATION

PROPOSED FINISHED FLOOR ELEVATION 10.5' (NAVD 88).

1. THIS SURVEY WAS PRODUCED WITHOUT THE BENEFIT OF A TITLE REPORT AND THEREFORE MAY NOT SHOW ALL EASEMENTS, RESTRICTIONS OR NON-VISIBLE ENCROACHMENTS AFFECTING THIS PARCEL. THIS SURVEY IS REFERRED TO THE PLAT FOUND AT PAGE 72 IN MAP BOOK 2.
2. NO WETLAND DELINEATION MARKERS WERE OBSERVED DURING THIS SURVEY. THE BUFFER LIMITS INDICATED HEREON ARE AS SCALED FROM THE APPROVED DESIGN PLANS FOR THE RIVERS EDGE SUBDIVISION AT THE DIRECTION OF THE CITY OF NORFOLK.
3. THIS PARCEL APPEARS TO LIE IN FLOOD ZONES X AND X-SHADED AND AS SCALED FROM THE FEMA F.I.R.M. 5101 040080 F DATED SEPT 2, 2009. THE INCLUSION OF FLOOD DATA HEREON DOES NOT INDICATE THE NEED OR LACK OF NEED FOR FLOOD INSURANCE. PARCEL OWNERS OR DEVELOPERS SHOULD CONTACT THEIR LOCAL FLOOD OFFICIAL.
4. THE MERIDIAN SOURCE FOR THIS PLAT IS BASED AS INDICATED ON THE PLAT OF RECORD (CHESAPEAKE - MB 2, PG. 72) NOT INDICATING ANY BEARINGS. ALL DISTANCES AND ANGULAR RELATIONSHIPS WERE VERIFIED ON THE FIELD.
5. ALL EROSION AND SEDIMENT CONTROL FEATURES TO BE INSTALLED ACCORDING TO CURRENT CITY OF NORFOLK STANDARDS.



SCALE: 1"=10'



SITE PLAN  
OF  
LOT 18, BLOCK 7  
"LAMBERTS POINT"  
(D.B. 201, PG. 482)  
(MAP BOOK 2, PAGE 72)  
NORFOLK, VIRGINIA  
04-09-14  
REVISED 11-19-14  
SCALE: 1" = 10'



**MIDATLANTIC**  
SURVEYING - LAND DESIGN

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